

FILED  
ON OCT. 17, 1977  
AT 1:00 p.m.  
W.D. BALOGH  
COUNTY RECORDER  
BY: Agnes C. Beale deputy  
FEE \$13.00  
NO. 205058  
FILED BY City Clerk  
SUB'DN G'TEE F. A. Co.

M.B. 93/11

SIGNATURE OMISSIONS:

IN ACCORDANCE WITH SECTION 66436 (C) OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE:

CITY NATIONAL BANK, AS TRUSTEE, IN INSTRUMENT RECORDED JUNE 2, 1977 AS INSTRUMENT NO. 100625 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, SAID EASEMENT IS FOR INGRESS AND EGRESS.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, IN INSTRUMENT RECORDED NOVEMBER 10, 1971 AS INSTRUMENT NO. 128694 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS FOR UNDERGROUND STORM DRAIN.

CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JUNE 25, 1971 AS INSTRUMENT NO. 69206 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. SAID EASEMENT IS FOR SEWER FACILITIES.

CITY NATIONAL BANK, AS TRUSTEE, IN INSTRUMENT RECORDED JUNE 2, 1977 AS INSTRUMENT NO. 100625 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. HOLDER OF MINERAL RIGHTS AS RESERVED IN SAID INSTRUMENT.

CITY OF RIVERSIDE, IN INSTRUMENT RECORDED JUNE 17, 1977 AS INSTRUMENT NO. 112906 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY. AN IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES.

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT NO. 8203-1

BEING A SUBDIVISION OF LOTS 2, 3, 7 AND 8 AND A PORTION OF LOTS 1 AND 6, BLOCK 21; LOTS 2 AND 8 AND A PORTION OF LOTS 1, 3, 4, 7 AND 9, BLOCK 25; LOT 2 AND A PORTION OF LOTS 1, 3, 6, 7 AND 8, BLOCK 29 AND A PORTION OF LOT J-J (GOLDEN AVENUE); LOT K-K (HIGGS AVENUE); LOT L-L (LYON AVENUE); ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.- RANCHO LA SIERRA SEPULVEDA.

MARCH, 1977

SCALE: 1"=60'

J.P. KAPP AND ASSOCIATES, INC.  
TUSTIN, CALIFORNIA

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE COLORED BORDER LINE AND WE HEREBY OFFER FOR DEDICATION, FOR STREET PURPOSES LOTS "A" THROUGH "J" INCLUSIVE, AND FURTHER, THE UNDERSIGNED OWNERS, OUR SUCCESSORS AND ASSIGNS IN INTEREST HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 1, 11, 12 AND 13 AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS LA SIERRA AVENUE ADJOINING SAID LOTS; ALSO ALL VEHICULAR AND PEDESTRIAN ACCESS RIGHTS APPURTENANT TO LOTS 43 THROUGH 57, AS SHOWN ON THE ANNEXED MAP, ON, OVER AND ACROSS GOLDEN AVENUE ADJOINING SAID LOTS; WE ALSO HEREBY OFFER FOR DEDICATION FOR STORM DRAIN PURPOSES THAT AREA SHOWN AS "12" STORM DRAIN EASEMENT". WE ALSO HEREBY OFFER FOR DEDICATION, FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES THOSE AREAS SHOWN AS "5' P.U.E." AND "2' P.U.E. AND TREE PLANTING EASEMENT." AND FURTHER, FOR TREE PLANTING PURPOSES THOSE AREAS SHOWN AS "2' P.U.E. AND TREE PLANTING EASEMENT."

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 8203, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON JANUARY 6, 1977, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED Oct 6, 1977

JAMES F. MARTINEK, R.C.E. 8134  
DIRECTOR OF PUBLIC WORKS

BY: J. Martinek

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 8203-1, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, EXCEPT LOT "J" WHICH IS ACCEPTED AS 1 FOOT BARRIER STRIP TO DENY ACCESS TO ADJACENT PRIVATE PROPERTY, AND

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 14th DAY OF October, 1977

ALICE A. HARE  
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED October 3rd, 1977

DONNA BOUER BABCOCK  
COUNTY TAX COLLECTOR

BY: Kenneth C. Xirin  
DEPUTY

BERNARD AND SPENGLER, A CALIFORNIA CORPORATION

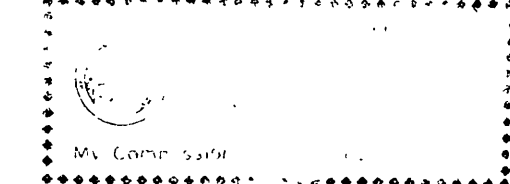
Ralph Bernard  
RALPH BERNARD  
PRESIDENT  
Don Spengler  
DON SPENGLER  
SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.  
COUNTY OF ORANGE

ON THIS 29th DAY OF AUGUST, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RALPH BERNARD, PRESIDENT AND DON SPENGLER, SECRETARY OF BERNARD AND SPENGLER, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL



Nancy L. Thomas  
NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES FEB 10, 1981

CITY NATIONAL BANK, TRUSTEE

PRESIDENT

SECRETARY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s.s.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ SECRETARY OF CITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT AS TRUSTEE AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE ASSOCIATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: \_\_\_\_\_

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED Oct. 4, 1977

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND OR/ LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Sept. 6, 1977

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 31 DAY OF MARCH, 1977, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY JOHN R. BYERLY R.C.E. 15871 OF PACIFIC FOUNDATION ENGINEERS, INC.

UTILITIES EASEMENT

THE CITY OF RIVERSIDE BEING THE OWNER OF THE DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED FINAL MAP:

1. AN EASEMENT FOR PIPELINES, PITCHES AND FLUMES RECORDED MAY 18, 1926 IN BOOK 663 PAGE 591 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

DATED Oct. 4, 1977

EVERETT C. ROSS  
DIRECTOR OF PUBLIC UTILITIES

BY: Everett C. Ross

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING FEBRUARY-APRIL, 1977, THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED May 18, 1977

J.P. KAPP, R.C.E. 22015

BY: J.P. Kapp

M.B. 93/11

MB 93/11

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

# TRACT NO. 8203-1

BEING A SUBDIVISION OF LOTS 2, 3, 7 AND 8 AND A PORTION OF LOTS 1 AND 6, BLOCK 21; LOTS 2 AND 8 AND A PORTION OF LOTS 1, 3, 4, 7 AND 9, BLOCK 25; LOT 2 AND A PORTION OF LOTS 1, 3, 6, 7 AND 8, BLOCK 29 AND A PORTION OF LOT J-J (GOLDEN AVENUE); LOT K-K (HIGGS AVENUE); LOT L-L (LYON AVENUE); ALL WITHIN LA SIERRA GARDENS, PER MAP BOOK 11, PAGES 42-50, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.- RANCHO LA SIERRA SEPULVEDA.

MARCH, 1977

SCALE: 1"=200'

J.P. KAPP AND ASSOCIATES, INC.  
TUSTIN, CALIFORNIA

FD. 1" I.P., NO TAG, FLUSH, ACC. AS 1" I.P. AS SHOWN ON TR. NO. 5677-1, M.B. 83/26-29, FITS TIES IN CURB

FD. 1" I.P. TAGGED R.C.E. 9876 PER TR. NO. 5677-1, M.B. 83/26-29.

FD. 5/4" IN HEADER, ACC. AS  $\frac{1}{2}$  INT. OF PINGREE AVENUE AND GOLDEN AVENUE, SHOWN AS 2" I.P. ON TR. NO. 5677-1, M.B. 83/26-29

FD. 1" I.P. TAGGED R.C.E. 9876, DOWN 12", PER TR. 5677-1, M.B. 83/26-29  
15' EASEMENT OF THE CITY OF RIVERSIDE FOR SEWER FACILITIES PER INST. NO. 69205 REC. 6-25-71, O.F.  
12' EASEMENT CONVEYED TO THE CITY OF RIVERSIDE FOR STORM DRAINAGE PURPOSES PER INST. NO. 195309 REC. 10-3-77 O.R. RIV. CO.

FD. 1" I.P. TAGGED R.C.E. 9876, DOWN 12", AS SHOWN ON TR. NO. 5677-1, M.B. 83/26-29

FD. 2" I.P., NO REF, FLUSH, ACC. AS THE INTERSECTION OF THE C. OF GOLDEN AVENUE WITH THE W'LY PROLONGATION OF THE REAR LINE OF LOTS 5, 9, 10 BLOCK 21 AND LOTS 5, 6, 11, 12 BLOCK 25 OF LA SIERRA GARDENS, M.B. 11/42-50

FD. 1" I.P. W/ PLASTIC PLUG, STAMPED CITY ENGR., DOWN 1". ACC. AS THE INTERSECTION OF MAGNOLIA AVE. AND FILLMORE ST., PER CEFB 97443.

FD. 1 1/2" I.P. NO TAG, DOWN 13", ACC. AS BEING ON THE C. OF GOLDEN AVENUE, PER CEFB 996136.

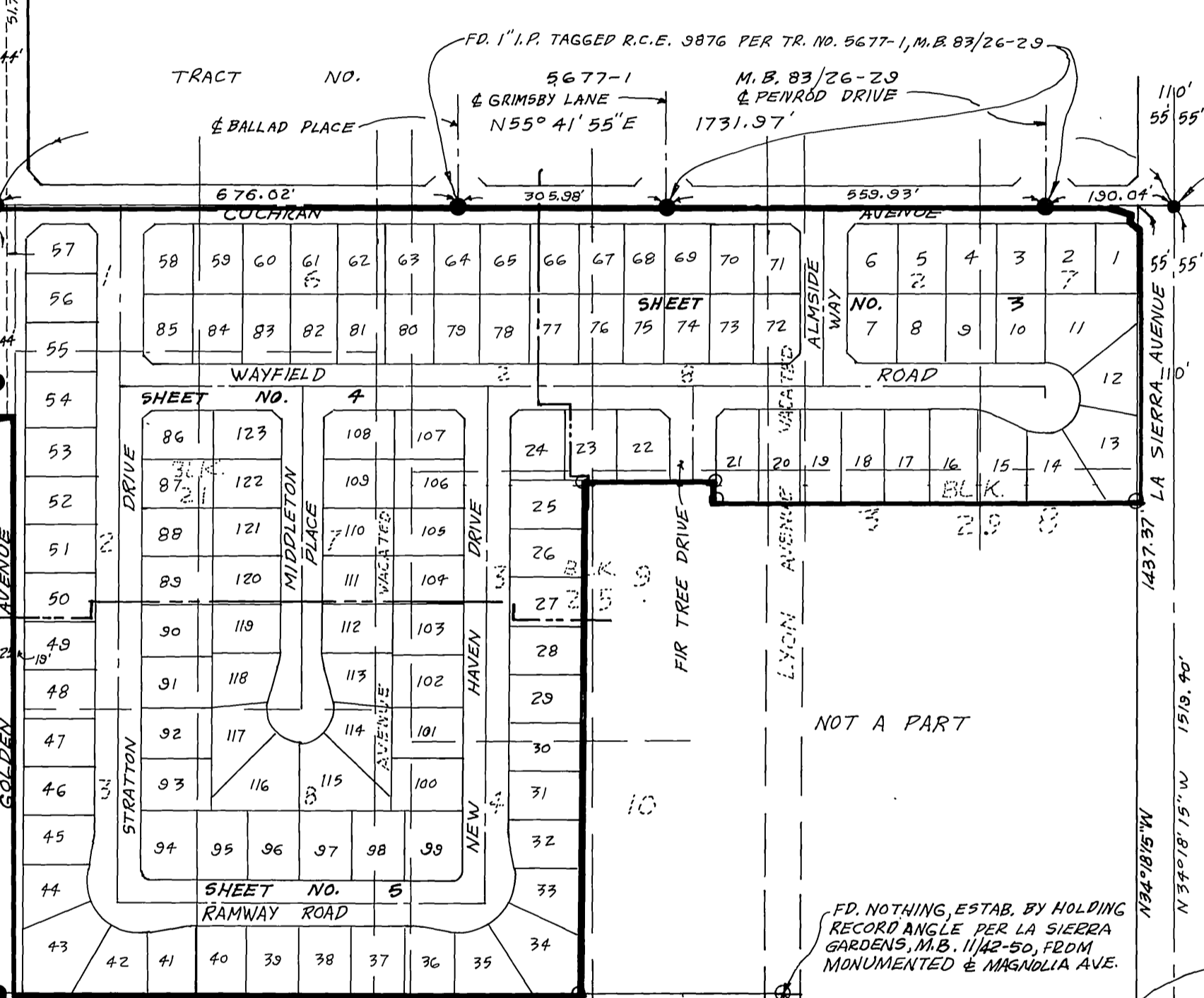
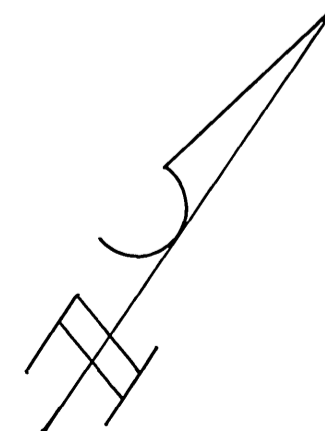
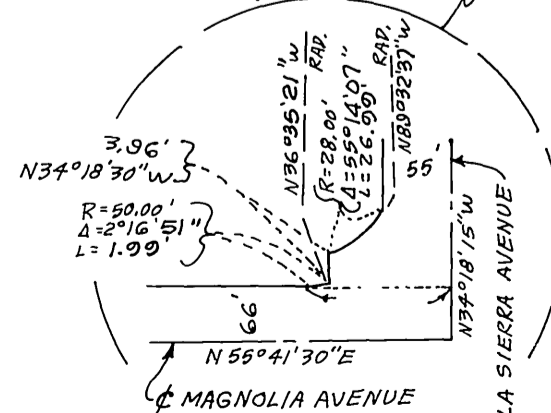
FD. 1 1/2" I.P. W/ NAIL, FLUSH, NO REF., ACC. AS BEING ON THE C. OF LYON AVENUE VACATED, S 34° 18' 30" E 0.16' OF THE NW'LY R/W OF MAGNOLIA AVENUE.

FD. NOTHING, ESTAB. BY HOLDING RECORD ANGLE PER LA SIERRA GARDENS, M.B. 11/42-50, FROM MONUMENTED  $\frac{1}{2}$  MAGNOLIA AVE.

FD. NOTHING, ESTAB. PER PARCEL III CONVEYED TO THE CITY OF RIVERSIDE, DATED AUGUST 23, 1974 AS INSTRUMENT NO. 109393.

FD. 5/8" W/ TIN, NO REF., FITS 2 TIES PER CEFB 980172 ACCEPTED AS THE INTERSECTION OF MAGNOLIA AVENUE AND LA SIERRA AVENUE.

FD. 1 1/2" I.P. W/ NAIL, FLUSH, NO REF., ACC. AS BEING ON  $\frac{1}{2}$  LYON AVENUE VACATED, S 34° 18' 30" E 0.16' OF THE NW'LY R/W OF MAGNOLIA AVENUE.



### ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF GOLDEN AVENUE TAKEN AS N 34° 17' 50" W AS SHOWN ON MAP OF TRACT NO. 5677-1 ON FILE IN BOOK 83 OF MAPS, AT PAGES 26 THROUGH 29 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. FOUND MONUMENTS AS NOTED AT ALL POINTS SHOWN THUS ●.
3. SET 1" IRON PIPE TAGGED R.C.E. 22015, FLUSH, AT ALL POINTS SHOWN THUS ○.
4. SET 1" IRON PIPE TAGGED R.C.E. 22015, FLUSH, AT ALL LOT CORNERS.
5. THIS TRACT CONTAINS 29.44 ACRES.

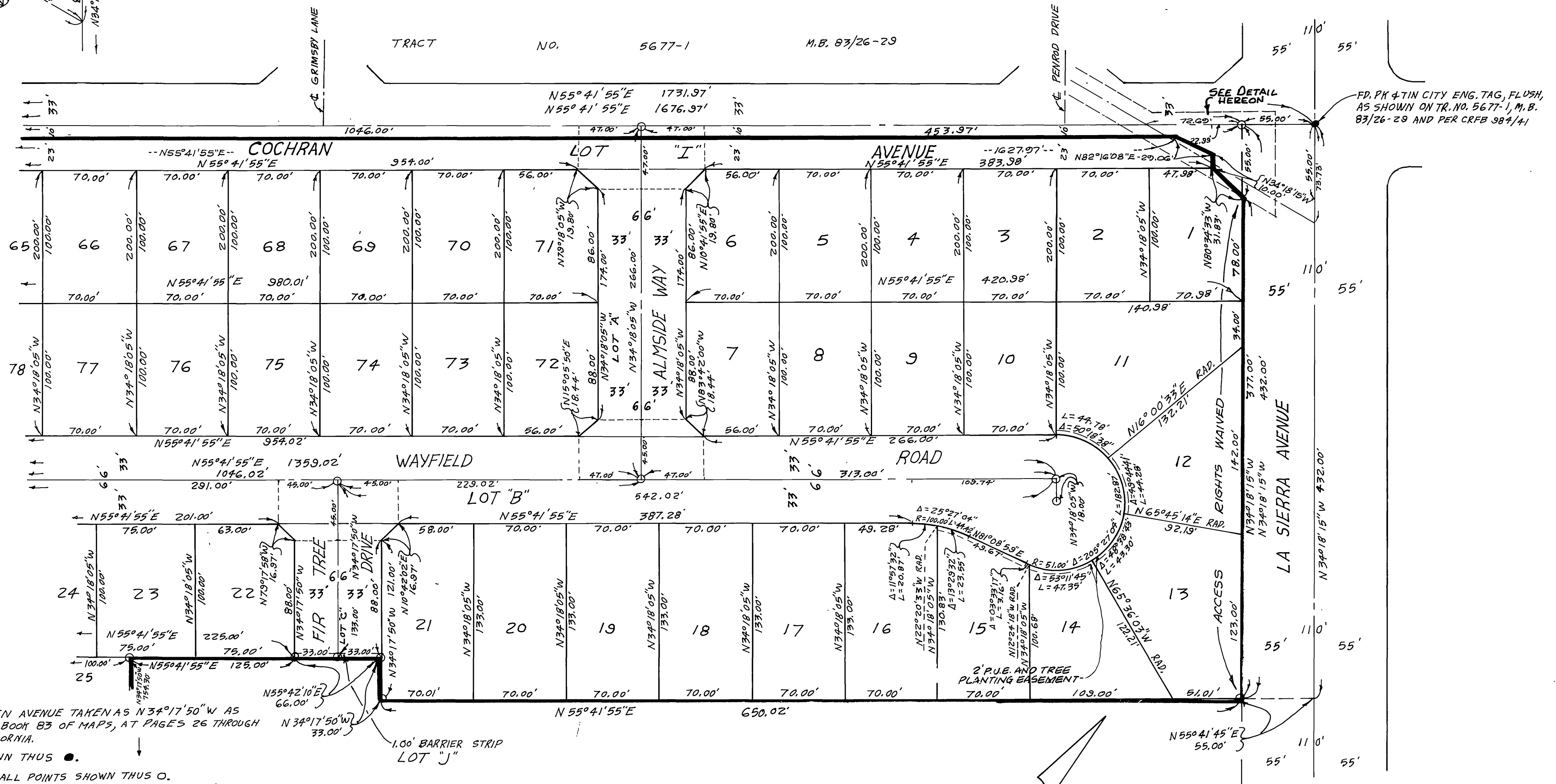
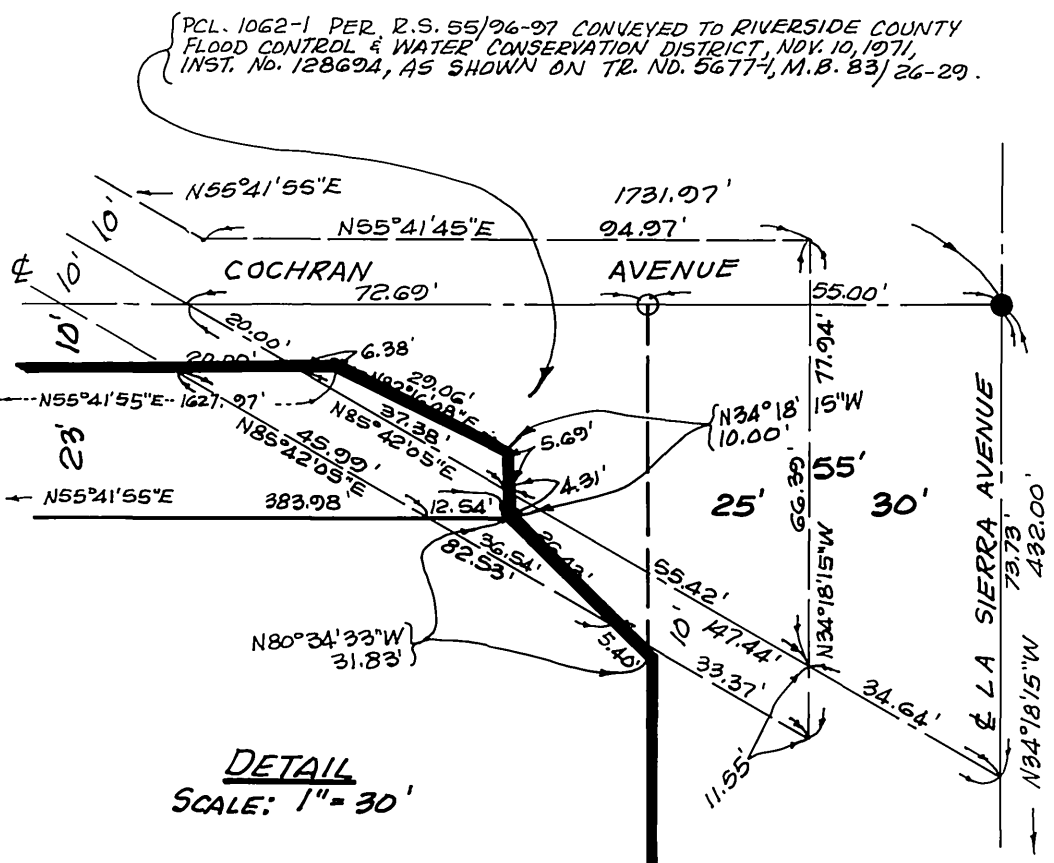
M.B. 93/12

MB 93/12

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA  
**TRACT NO. 8203-1**

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MARCH, 1977 SCALE: 1" = 60'  
 J.P. KAPP AND ASSOCIATES, INC.  
 TUSTIN, CALIFORNIA



**ENGINEER'S NOTES**

1. BASIS OF BEARINGS IS THE CENTERLINE OF GOLDEN AVENUE TAKEN AS N34°17'50"W AS SHOWN ON MAP OF TRACT NO. 5677-1 ON FILE IN BOOK 83 OF MAPS, AT PAGES 26 THROUGH 29 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
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5. THIS TRACT CONTAINS 20.44 ACRES.

M.B. 93/13

MB 93/13



M.B. 93/14

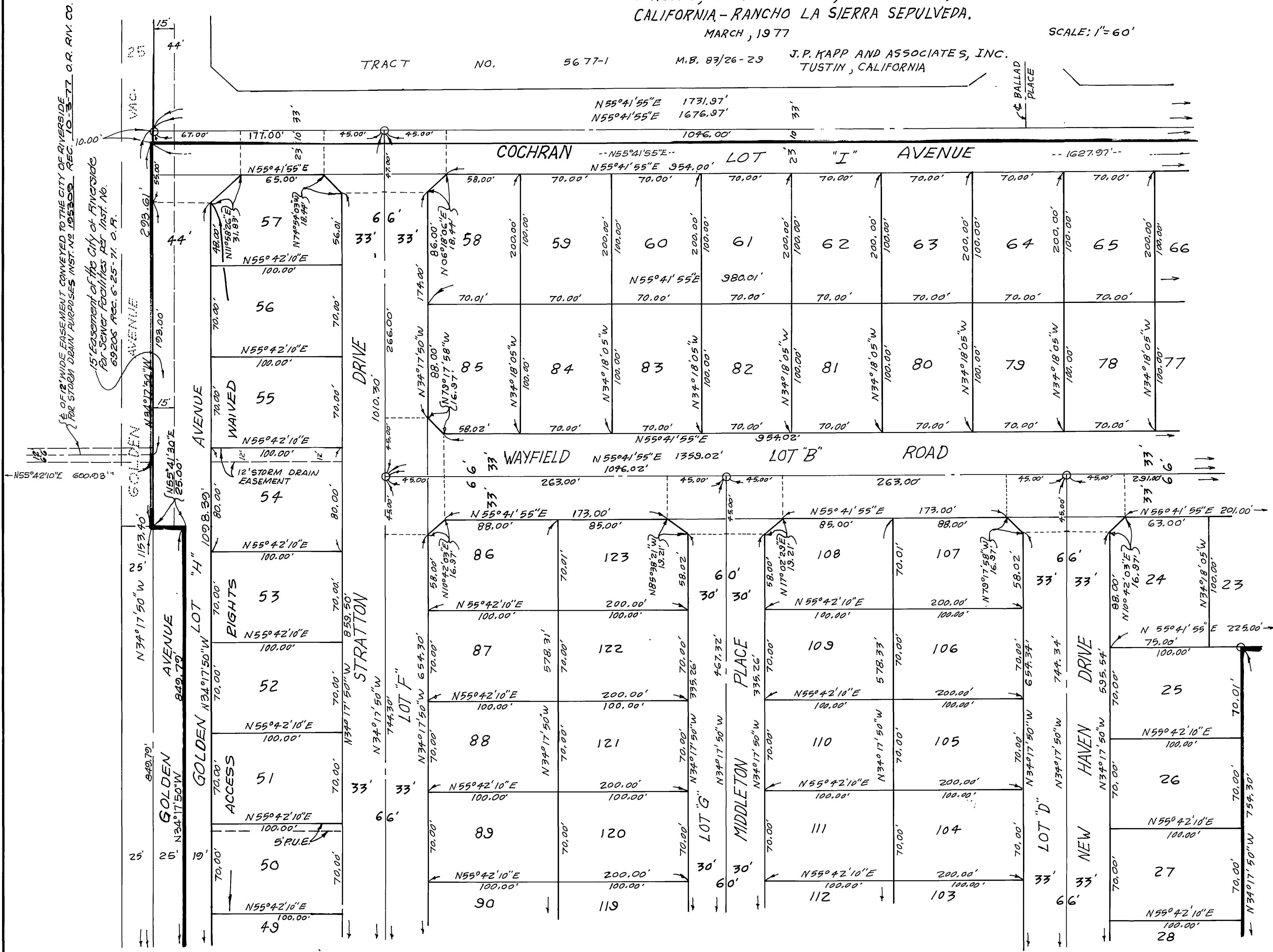
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MARCH, 1977

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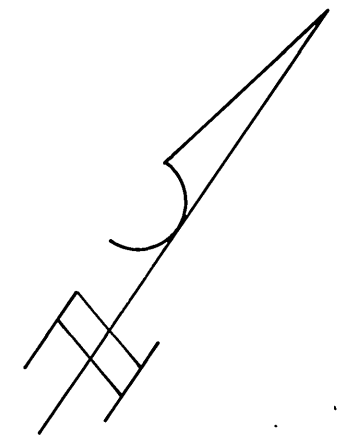
TRACT NO. 5677-1 M.B. 83/26-29 J.P. KAPP AND ASSOCIATES, INC. TUSTIN, CALIFORNIA



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M.B. 93/14



MB 93/14

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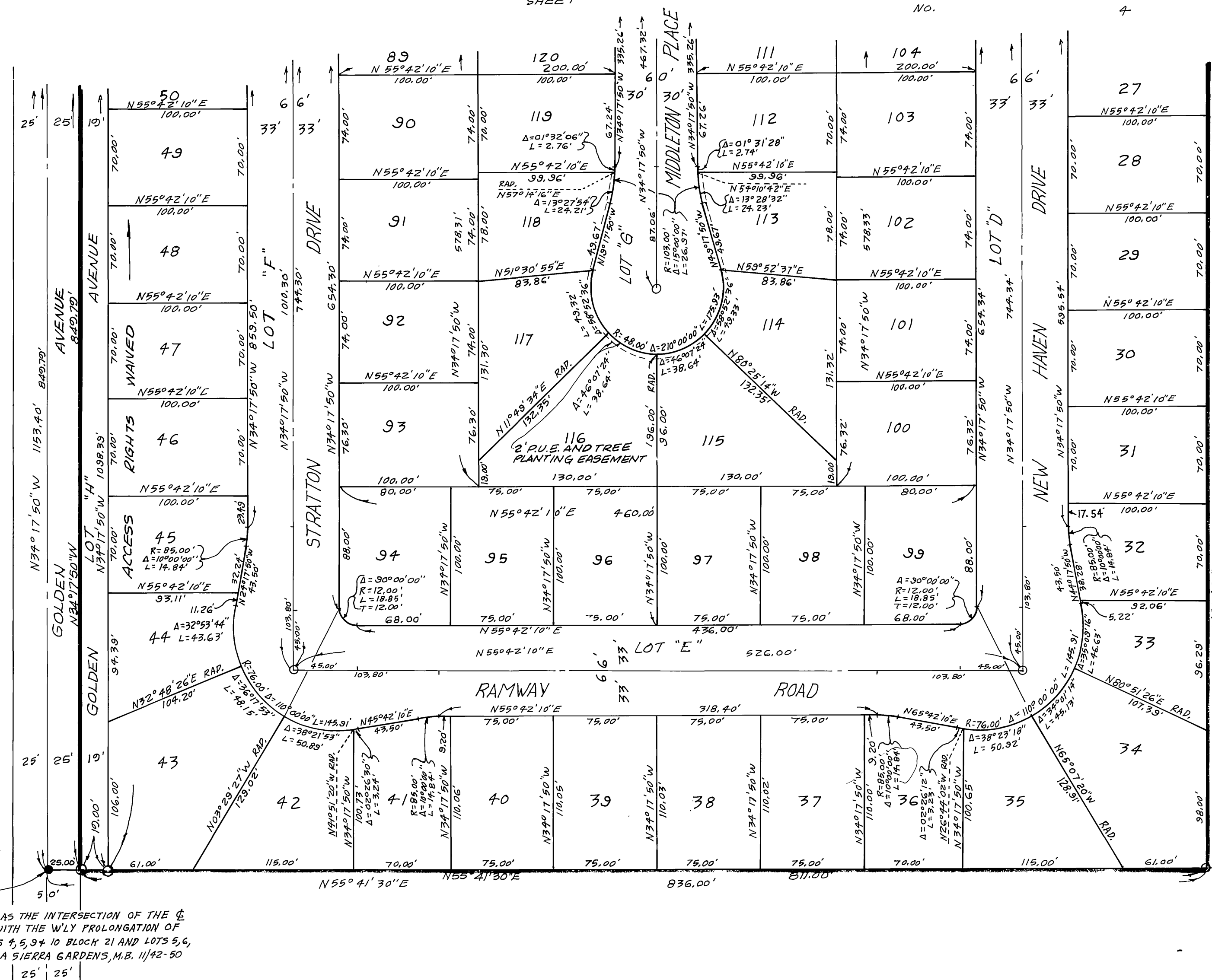
J.P. KAPP AND ASSOCIATES, INC.  
TUSTIN, CALIFORNIA

SEE

SHEET

NO.

4



### ENGINEER'S NOTES

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M.B. 93/15

MB 93/15

M.B. 93/15